

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – October 27, 2015

The Planning Commission of the City of Rainbow City, Alabama met in a regular session at 3:30 P.M. and upon roll call the following members were present:

Present:

Wes Ellis, Chairman  
Terry John Calhoun, Mayor  
Thomas Moon, Vice Chairman  
Larry Keenum, Council Member  
Bettye Ann Boyd  
Larry Harris  
David King  
Mona Wallace

Absent:

Bryan Stone

Also Present:

Wiley McLain, Building Official

Todd Frederick, City Attorney

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. The minutes from the September 29, 2015 meeting were presented. Bettye Ann Boyd moved to suspend the reading of the minutes and approve the minutes as submitted. Thomas Moon seconded the motion. Motion carried unanimously.
3. A public hearing was announced for a rezoning request from Frank & Mona Davis. Mr. & Mrs. Davis own a lot at 1816 Babe Jackson Drive. They want to rezone the lot from Agricultural District to R-1 Single Family District. There was no one present in opposition to this request. Thomas Moon made a motion to recommend to the Rainbow City Council to rezone this lot from Agricultural to R-1 Single Family District. Larry Harris seconded the motion. Motion carried unanimously.
4. Charles Gough, owner of State Farm Insurance in Rainbow City and Trent Thrasher, of Trent Thrasher Construction were present with the site plans for Mr. Gough's new building to be located at 107 Sutton Bridge Road. The comments from the Staff Review meeting have been addressed by Scott Skipper, Engineer for the project. The only thing at this time is the type of garbage pick up Mr. Gough will have. He stated the building will house his business in one side and the other side will be available for rent. Until he gets a tenant in the building, he doesn't know what type garbage pick up will be needed. Mr. Gough stated that he would take care of it no matter what type service is needed. Larry Keenum made a motion to allow Mr. Gough to start his site work per the plans presented. Thomas Moon seconded the motion. Motion carried unanimously.
5. Jim Cornutt, Practice Administrator for North East Orthopedics, and Scott Skipper, Engineer, were present with the site plans for NEO's new clinic located at 524 West Grand Avenue. The comments from Staff Review have all been corrected or addressed. Scott Skipper presented a letter signed by Gary Plimpton agreeing to the improvements for the storm water drainage ditch that Gary has in place and will continue onto NEO's property. Gary is also in agreement with the improvements proposed in front of his property which lie within State right-of-way. Scott has talked with Kevin Ashley, City Engineer, about permits needed and Scott stated that they are in discussion now with the ALDOT about the egress/ingress into this property. There is already a driveway in place from the resident but does need modification for the business. Mona Wallace

made a motion to allow the site work to begin per the drawings presented. Bettye Ann Boyd seconded the motion. Motion carried unanimously.

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6. Scott Skipper, Skipper Engineering, was present representing Dave Cummins and a project for Mr. Cummins located at 3514 Greenview Avenue. Mr. Cummins originally presented the site plan with the buildings being considered warehouses but each building is divided into sections that will be approximately 15' wide x 50' long. Scott stated that these buildings will be built to accommodate R/V storage. According to the definition in the Zoning Ordinance, these are mini storage warehouses. Mr. Skipper stated that Mr. Cummins will seek a variance on the size of each of the buildings. Mini storage warehouses can only be 400 sq. ft. in area (Section 107 - (a) - Rainbow City Zoning Ordinance #360). The plans presented today show a 20 foot paved driveway along the first two buildings but not down to or in front of the third building which is not permitted. Mr. Cummins will need to either show paved driveway or ask for a variance on that as well (Sec. 107 - (b)). Also the area will need to be enclosed by an eight (8) foot high fence and have security lighting throughout. Wiley stated that after Mr. Cummins seeks a variance, and depending on if the variance is given or not, a new set of site plans will need to be presented to Planning along with a set of building drawings. Larry Keenum made a motion to approve the concept of the project, and Mr. Cummins getting a variance on size of each building, driveway paving and decide on what type of lighting will be used for each building. Thomas Moon seconded the motion. Motion carried unanimously.
7. There being no other business to come before The Planning Commission, Bettye Ann Boyd moved to adjourn.

Respectfully submitted,

Kathy Hill  
Recording Secretary